

Wet sprinkler riser quarterly maintenance checklist

A quarterly sprinkler riser round is short on purpose: it catches the wear items that fail between annual services. This checklist is sized for a tech with a phone. Every item says what to look at and the photo that proves the round happened. Work is commonly verified against NFPA 25, NFPA 13. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The sprinkler service tech, or the building engineer walking the riser room on the quarterly round. When: Every quarter, walked with the other life-safety devices so the riser room and the fire alarm panel are covered on the same visit.

Gauges and valves

- ☐ **Supply and system gauges read and compared**
Both gauges observed and compared against each other and the normal range, no gauge stuck at zero or pinned, readings noted. **2 photos required**
- ☐ **Main control valve confirmed open and supervised**
OS&Y stem backed out or butterfly indicator open, valve sealed or locked, tamper switch confirmed sending supervision to the panel. **2 photos required**

Alarm and drain

- ☐ **Waterflow alarm tested from the inspector's test connection**
Inspector's test opened, flow switch or alarm check valve trips, local bell and the panel signal observed, then reset. **2 photos required**
- ☐ **Main drain opened to observe a clear supply**
Main drain cracked open to confirm water is present and flowing freely, then closed, no debris or air surge suggesting an obstruction. **1 photo required**

FDC and room

- ☐ **Fire department connection checked**
FDC caps or plugs in place, threads and swivels clean, clapper not obstructed, signage legible and the connection unobstructed. **1 photo required**
- ☐ **Riser room condition observed**
Room heated above freezing, riser and trim free of leaks or corrosion, nothing stored blocking access to the valves. **1 photo required**